



## **CITY OF NEWPORT BEACH**

### **ECONOMIC DEVELOPMENT COMMITTEE**

## **AGENDA**

**MEETING DATE:** Wednesday, July 16, 2008  
**TIME:** 8:00-9:00 A.M. *Please arrive 5 min. prior*  
**PLACE:** City of Newport Beach Council Chambers

### **ROLL CALL AND INTRODUCTIONS**

To assist with attendance there will be a sign in sheet at the podium, Please check off your name on arrival or before departing.

### **MEMBER UPDATES AND ANNOUNCEMENTS**

### **DISCUSSION ITEMS**

1. Approval of Minutes of June 18, 2008
2. Presentation on the City's Traffic Signal Synchronization Program by Public Works
3. Consideration of a Candidate for the At-Large position left vacant by Charles Unsworth's appointment to the Planning Commission
4. EQAC Representative's Report

### **ITEMS FOR A FUTURE AGENDA**

### **PUBLIC COMMENTS**

### **ADJOURNMENT**

**NEXT EXECUTIVE COMMITTEE MEETING: Wednesday, August 6, 2008**  
**8:00 A.M. – NEWPORT BEACH CHAMBER OF COMMERCE**

**NEXT REGULAR MEETING: Wednesday, August 20, 2008**  
**8:00-9:00 A.M. – CITY COUNCIL CHAMBERS**

# APPLICATION FOR APPOINTIVE POSITION

RECEIVED

## FOR OFFICE USE ONLY

Residence District No. 2

Verified by [Signature]



## CITY OF NEWPORT BEACH

3300 Newport Boulevard  
Newport Beach, CA 92663  
City Clerk (949) 644-3005  
Fax (949) 644-3039

**DIRECTIONS:** One application can be used for all the appointive positions you are applying for. Applications should be filled out completely so that the City Council may fully evaluate your qualifications. *It is the responsibility of the applicant to familiarize themselves with the duties and responsibilities of the position(s) applied for. Detailed information outlining the responsibilities of the positions can be obtained from the City Clerk's office or on the City's website [www.city.newport-beach.ca.us](http://www.city.newport-beach.ca.us) (General Info/Citizen Participation Info).* Applications will be kept on file for two years for the position(s) applied for. If you are not selected for appointment during that period of time, it will be necessary for you to re-submit an application if you are still interested in being considered. **NOTICE:** Section 702 of the City Charter requires that members of Boards or Commissions appointed by the City Council shall be from the qualified electors of the City. This document is a public record and may be posted on the internet.

NAME OF BOARD, COMMISSION, OR COMMITTEE: PLANNING

Name: COYNE STEVEN M  
(Last) (First) (Middle)

Residence Address (required): 2422 MARGARET DRIVE Zip Code 92663

How long have you lived in Newport Beach? 38 YEARS Home Phone 949.645.6219

Business Address: 1400 QUAIL #260 Business Phone 949.300.9632

NEWPORT BEACH, CA 92663 Email Address scayne@smcoynecompany.com

Have you ever been convicted of any crime or violation of any law or statute other than minor traffic violations?

Yes \_\_\_\_\_ No X (If yes, please attach a separate sheet)

Name and Location of Colleges/ Universities Attended	Major	Degree	Last Year Attended
UNIVERSITY OF COLORADO	ECONOMICS	N/A	'89
CSU. LONG BEACH	ENGINEERING	B.S.	'93
U.S.C.	REAL ESTATE FINANCE	MBA	'02

Prior or Current Civic Experience (Include membership in professional, charity or community organizations)	Office Held (if any)	Dates of Membership
NAT'L ASSOC. of INDUSTRIAL & OFFICE PROPERTIES	FOUNDATION	6/2000 - Present
INT'L COUNCIL of SHOPPING CENTERS	MEMBERSHIP COUNCIL	12/2003 - Present
ASSOC. of GENERAL CONTRACTORS		6/1992 - Present

(OVER)

Occupational History. Begin with your present or most recent position. List all positions separately held for the last five years.

Firm or Organization	Type of Business	Title	Dates of Employment
THE SM COYNE COMPANY	REAL ESTATE	PRESIDENT	8/06 - PRESENT
LNK PROPERTY CORPORATION	DEVELOPMENT	VICE PRESIDENT	7/98 - 8/06
SMC CONSTRUCTION	GEN. CONTRACTING	PRESIDENT	12/94 - 7/98
TART & ASSOCIATES	ENGINEERING	PROJ. MGR.	6/94 - 12/97

References (include names of at least two residents of Newport Beach who are not officially connected with the City).

Name	Address	Telephone No.
1. RYAN KELLY	1301 DOVE #970 N.B., CA	949.717.3400
2. LANG COTTRELL	4350 VAN KAMMEN #200 N.B., CA	949.885.8500

Summarize why you wish to serve the City of Newport Beach on a board, commission, or committee. Include any special qualifications you have which are particularly appropriate to the position for which you are applying (IF MORE SPACE IS NEEDED, PLEASE ATTACH A SEPARATE SHEET).

PLEASE SEE ATTACHMENT.

I certify that all statements made on this application are true and correct to the best of my knowledge. I have read and understand the duties and responsibilities of the particular position(s) that I am applying for and authorize the release of this information on the internet.

Signature

Date

1.22.07



January 22, 2007

RE: City of Newport Beach  
Application for Planning Commission

Honorable Councilmembers:

As a lifelong full-time resident of Newport Beach I feel that it is time to contribute to the city where I plan to live for the rest of my days. I was born in Hoag hospital in 1969 and since then I have seen the city mature in a consistent and methodical manner with a few exceptions. I would welcome the opportunity to help shape the future of Newport.

I have a background in real estate development, as well as a Masters Degree in real estate finance, that will be beneficial in analyzing the planning and development from multiple angles. In addition, I have planned and developed real estate that has required large amounts of interaction with the planning and building departments of many cities including Newport Plaza at Dove and Quail in Newport Beach.

I understand the public review process, the Subdivision Map Act and basic building and planning code standards. I can reason through the logic behind developments as well as redevelopment challenges. I have managed several teams of consultants to entitle a new developments as well as mixed-use redevelopments that required combinations of the following: a Specific Plan; an EIR; a Vesting Tract Map; Zoning Changes; and a General Plan Amendments that encompassed more than 250 acres and over 3 million square feet.

Thank you in advance for the consideration. Please do not hesitate to contact me for further information or reference resources.

Very truly,

A handwritten signature in black ink, appearing to read "Steve Coyne", written over a horizontal line.

Steve Coyne  
2422 Margaret Drive  
Newport Beach, CA 92663  
949-645-6219 home  
949-300-9632 cell

**Steven M. Coyne**  
2422 Margaret Drive  
Newport Beach, CA 92663  
949-300-9632

**Career Objective:**

To achieve financial and personal success in real estate development.

**Work Experience:**

***Vice President***

**LNR Property Corporation**

**Commercial Property Group, Miami, FL & Newport Beach, CA (July 1998 to present)**

- Coordinate the purchase, marketing & leasing and sales activities of real estate assets
  - Seek and analyze new development opportunities through industry and broker contacts
  - Perform highest and best use studies to maximize development values
  - Negotiate purchase & sale agreements, listing agreements, consultant contracts and leases
  - Market and promote speculative building programs and land sales
- Create and manage business plans, project teams and developments to insure project profitability
  - Monitor entitlement, design development, value engineering and the approvals of projects
  - Coordinate entitlement efforts with local government representatives to process development opportunities through the CEQA process.
  - Manage planning consultants, consulting architects, engineers and general contractors to design, create and maintain projects, schedules and budgets
  - Work with government agencies to establish public assistance programs for developments in the form of Tax Allocation Bonds, Community Facilities Districts and Tax Increment Sharing Agreements
  - Manage project team of five who provide day-to-day management and oversight of development projects
  - Continually monitor and report the development process to ensure quality, schedule and cost control
- Responsible for the development of 500+ acres of land with a completed market value of more than \$1.2 Billion
  - 168-acre land re-use acquisition and entitlement project for mixed-use project
  - 45-acre Class A office campus comprised of seven office buildings, three parking structures, two restaurants, retail and a day care facility
  - Five-story Class A office building on five acres
  - 65-acre Mall redevelopment- converted indoor mall into an outdoor power center and added retail pads and residential component
  - 75-acre power & entertainment center with twelve majors, seven restaurants and ten retail shops
  - 115+ acre industrial business park with eight buildings and twenty mixed-use pads
  - 44-acre mixed use redevelopment project
  - 20-acre residential re-use and entitlement project

***General Contractor***

**Steven M. Coyne Construction, Newport Beach, CA (December 1994 to July 1998)**

- Owner/operator of a fifteen man custom home construction and remodeling company
- Projects located in the coastal Orange County area
- Managed more than forty sub-contractors as well as one hundred workers at any given time

**Education:**

Masters in Business Administration, Real Estate & Finance (May 2002), University of Southern California

Bachelor of Science in Engineering, Construction Management (December 1993), CSULB

**Interests:** Golf, Fishing and Basketball

**Professional and personal references available upon request**